

FOR SALE

**PRIME RETAIL PREMISES AT
No. 7 NORTH MAIN STREET, WEXFORD
FOR SALE BY PRIVATE TREATY**

**Kehoe
& ASSOC.**

AUCTIONEERS & VALUERS

AMV: €495,000

FILE NO. 2602.CM



- ❖ Prime retail premises situated in an excellent location in Wexford Town Centre.
- ❖ Ground floor retail area extending to c. 112 sq. m. / 1,200 sq. ft.
- ❖ Currently let at €36,000 per annum held under the agreement due to expire April 2025
- ❖ Adjacent occupiers include CEX, Claire's, McAuley's Pharmacy, Lifestyle, DV8, Pandora, Flying Tiger, Rituals, All Care Pharmacy etc.
- ❖ Suitable for owner occupiers or investors, in this highly lettable location.
- ❖ Extending c. 164 sq. m. including c. 112 sq. m. of retail at ground floor level.
- ❖ For further details and an appointment to view contact the sole selling agents, Kehoe & Assoc. 053 9144393 or sales@kehoeproperty.com

Kehoe & Assoc.

Commercial Quay, Wexford. Tel: 053 9144393

Email: info@kehoeproperty.com.

Website: www.kehoeproperty.com



LOCATION:

This fine commercial premises is situated in Wexford Town Centre. This is the busiest and most central part of Wexford's main street and close to the junction between north main street, south main street and Anne Street. There are high levels of footfall and the majority of the town's retailers are in close proximity. Wexford is a thriving retail hub with exceptional mix of national, multi-national and local retailers. Locality in the immediate vicinity is Holland & Barrett, Claire's Accessories, Golden Discs, Lifestyle Sports, CEX, etc.

GENERAL DESCRIPTION

This subject property comprises a ground floor retail unit all on one level extending to circa 112 sq. m. / 1,200 sq. ft. There is good storage overhead. This premises has excellent street frontage of c. 5.3 metres. There are large display windows and a very good shop front. It is a pedestrianised portion of Wexford's town centre and the premises is very well positioned in a high profile and excellent trading location.

ACCOMMODATION

Ground Floor

Retail Area c. 112 sq.m. (c. 1,200 sq.ft.)

First Floor

Storage / Canteen c. 52.15 sq.m. (c. 561 sq.ft.)

Staff W.C



Total Floor Area: c. 164 sq.m. (c. 1,765 sq.ft.)

LEASE DETAILS

The property is currently let at €36,000 per annum and the lease will expire in April, 2025. It is reasonable to expect an increase in this rent for the next tenancy. At an annual rent of €45,000 per annum, this equates to a Net Initial Yield of 7.45%, based on industry Sstandard purchaser costs at 9.96%. Early viewing comes highly recommended and is by prior appointment with the sole selling agents only.

LOCAL AUTHORITY RATES

The Valuation Office reference no. is 2101547. The Net Annual Valuation (NAV) of this property is €29,700. The Annual Rate on Valuation (ARV), determined by Wexford County Council in 2024 0.253. Therefore, the current annual rate of this premises is €7514.

BER

Building Energy Rating (BER): C2

BER No. 800833378

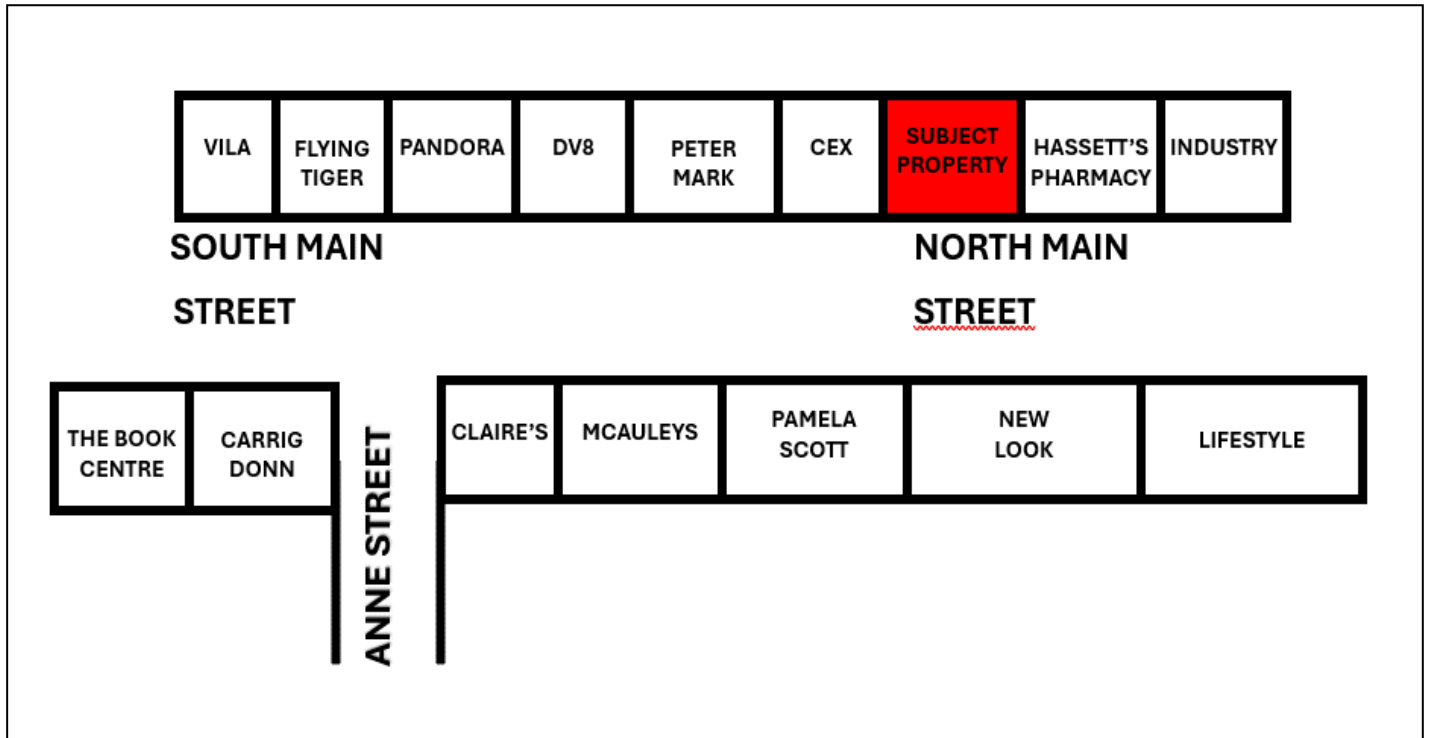
Performance Indicator: 444.97 Wh/m²/yr

VIEWING

Strictly by prior appointment with the sole selling agents, please contact, Kehoe & Assoc. at 053 9144393 or sales@kehoeproperty.com

DIRECTIONS

EIRCODE: Y35 N321



These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm.